

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING (REGULAR SESSION)  
JULY 26, 2018 6:30 P.M. COUNTRY CLUB BOARDROOM**

**BOARD MEMBERS PRESENT:** Chairperson Ruth Hatcher, Vice-Chairperson Jim Abrahamson, Directors David Brandenburg, David Whelchel, Mary Sinkus, Jerry Hover, Mike Abb, Pat Laury and Bruce Portillo.

**BOARD MEMBERS VIA TELEPHONE:** None

**BOARD MEMBERS ABSENT:** None

**PROXY:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, Treasurer and Director of Finance and Administration Dwain Mitchell, General Counsel Doug McCash, and Corporate Secretary Leia Bush

**I. CALL TO ORDER**

Chairperson Hatcher called the meeting to order at 6:30 p.m. There were twelve members in attendance, as well as one media representative.

**II. PLEDGE OF ALLEGIANCE**

**III. CELEBRATING SUCCESS**

Mr. McCash introduced Mr. Jim Sours who was nominated for his outstanding work ethic and great customer service on a day to day basis.

**IV. APPROVAL OF MINUTES (BOARD VOTE)**

General Counsel Doug McCash entertained a motion from Director Whelchel to approve the minutes from the June 19, 2018, Work Session, seconded by Director Hover.

The minutes were presented for discussion. There was no discussion. The motion passed unanimously.

General Counsel Doug McCash entertained a motion from Director Abrahamson to approve the revised minutes from the June 28, 2018, Regular Meeting, seconded by Director Sinkus.

The minutes were presented for discussion. There was no discussion. The motion passed unanimously.

**V. EXECUTIVE SESSION SUMMARY**

General Counsel Doug McCash advised of the Executive Session on July 12<sup>th</sup>, 2018 in which POA resolution 2018-03 Chairperson Hatcher was authorized to sign POA bank accounts.

**VI. FINANCIAL REPORT BY DWAIN MITCHELL, TREASURER**

Dwain Mitchell reported on June 2018 financials. The finalized reports are available here. <https://bellavistapoa.com/wp-content/uploads/2018/08/Financials-June-2018-Website.pdf>

**VII. RESPONSE TO PREVIOUS OPEN FORUM COMMENTS**

None

**VIII. OPEN FORUM – PROPERTY OWNER COMMENTS LIMITED TO 3 MINUTES**

John Nuttall – Request for report on July 19 Executive Session.  
Ron Stratton – Concerned over the growth of golf in Bella Vista.

**IX. JOINT ADVISORY COMMITTEE REPORTS**

(A) Lakes – Mr. Judson reported on behalf of the Lakes JAC. What’s the Catch photo contest will start again. The continuous sampling of the Beach for E-Coli has found no concerns in the three years we have been testing.

(B) Recreation – Deb Sorenson reported on behalf of the Recreation JAC. The committee is now full. The Welcome Meet and Greet was a success with 55 new members attending. Six visitors participated at the last Recreation JAC meeting to discuss the interest in Archery. The Beach at Lake Avalon has exceeded expectations. Disc Golf is now open at Branchwood. Golf Camp for kids was a huge success.

(C) Golf – Rex Butler reported on behalf of the Golf JAC. See attached slides.

(D) Community Involvement – No meeting in June. Dylan Shaddox did report that the next meeting will be August 2 at 6 pm in the boardroom at the Country club.

**OLD BUSINESS**

None

**NEW BUSINESS**

**X. RECOMMENDATIONS FROM THE CHARITABLE GIVING COMMITTEE – (BOARD VOTE)**

Mr. Bob Ritschel spoke on behalf of the CGC to provide the Board with their recommendations.

- Bella Vista Museum Log Cabin Project \$3,000
- Bella Vista Library Expansion \$5,500
- Bella Vista Animal Shelter \$5,500
- Courtesy Van \$3,500
- Boys and Girls Club (Bella Vista Unit) \$5,500
- Bella Vista Foundation \$1,000
- Total approved: \$24,000

Director Abrahamson motioned to approve the recommendations as presented, seconded by Director Portillo.

The motion was presented for discussion. There was no discussion. The motion passed unanimously.

**XI. COUNTRY CLUB GOLF COURSE & STREAMBANK ARCHITECT SEARCH – RFP**

Mr. Judson provided the Board with an update on the Request For Proposals (RFP). One interview took place today and the others are already scheduled. We anticipate all proposals to be received on time.

**XII. CAPITAL PROJECT REQUEST - #12 GREEN SCOTSDALE (BOARD VOTE)**

Mr. Judson provided the Board with a review of the Capital Project Request for #12 at Scotsdale. Initially, we felt this project would only require some work to the green surface and minimal disturbance to the existing surrounds. Once work began, we realized it would be necessary to completely rebuild the green and surrounds. This changed the scope related to the number of days required to complete the work, resulting in the total contract cost of \$51,000. Four contractors were contacted to provide bids for the scope of work to be provided but due to time restraints, only one was available. Additionally, since the company was working in the area already on another job, they were able to start immediately, and we saved the expense and time requirements for mobilization.

Director Portillo made a motion to authorize an emergency capital project for \$51,000 and grant a waiver for the three-bid requirement since only one experienced contractor was available at the critical time, seconded by Director Abrahamson.

The motion was presented for discussion. There was no discussion. The motion passed unanimously.

**XIII. TRAIL LICENSE & MAINTENANCE AGREEMENTS (BOARD VOTE)**

The Walton Family Foundation has just approved funding for 45-50 miles of trails in the central portion of Bella Vista. Erin Rushing with NWA Trailblazers was available for questions.

Director Brandenburg made a motion to authorize Management to execute the Trail License and Trail Maintenance Agreements for the new trails or an amendment to the original Agreements, seconded by Director Abrahamson.

The motion was presented for discussion. There was no discussion. The motion passed unanimously.

#### XIV. REVISION IN GOLF COURSE STRATEGY (BOARD VOTE) – WALK IN

Presentation from Golf Task Force – Bill Barr, Rex Butler, Jake Grasmick, Jason Loyd and Susan Nuttall: \*Slides Attached\*

Board Action:

1. **Berksdale South** – The 9-holes of Berksdale that are currently closed should remain closed. *The Board agrees with the recommendation from the Task Force.*
2. **Berksdale North** – Berksdale North will remain open, unless there is a triggering event (i.e., a devastating flood). *The Board agrees with the recommendation from the Task Force.*
3. **Kingswood** – Kingswood will remain open, unless there is a triggering event (see below). *The Board agrees with the recommendation from the Task Force.*
  - a. If rounds go up to 165,000 per year, the POA should begin investing funds to mitigate flood issues and brings the course up to the same standards as the other four courses. *The Boards agrees with the recommendations from the Task Force.*
  - b. If rounds decrease to below 120,000 per year, the Board may consider closing this course. Management is tasked with taking all reasonable measures to increase rounds. *The Board agrees with the recommendation from the Task Force.*
  - c. Future major flood damage could result in a re-evaluation of the golf course. *The Board agrees with the recommendation from the Task Force.*
4. **Country Club** – The POA should target funding for flood mitigation to the Country Club as quickly as possible. *The Board agrees with the recommendation from the Task Force.*
5. **ARKMO** – The POA will not pursue a golf course at ARKMO at this time. *The Board agrees with the recommendation from the Task Force.*
6. **Golf Review Team** – The Board likes the idea of creating a Golf Review Team. They would like to expand the scope of it, however more work is needed at this time.

Director Laury made a motion to accept recommendations #1-#5, seconded by Director Whelchel.

The motion was presented for discussion. There was no discussion. The motion passed unanimously.

The Board authorized and directed the Rules & Reg Committee to take #6 and create a scope that is workable for all parties involved. The recommendation deadline is the Board Regular Meeting on September 27.

**XV. ANNOUNCEMENTS**

- A) GM Meeting – Tuesday, August 9 at 2:30 p.m. in the Boardroom at the Country Club  
(this is a Closed Session)
- B) Board of Directors Work Session – Thursday, August 16 at 8:00 a.m. in the Boardroom at the Country Club.
- C) Board of Directors Regular Meeting – Thursday, August 23 at 6:30 p.m. in the Boardroom at the Country Club.

**XVI. ADJOURNMENT**

Chairperson Hatcher adjourned the meeting at 7:55 p.m.

Submitted:

Approved:

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Leia Bush, Corporate Secretary

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Ruth Hatcher, Board Chairperson